No. 109048

APR 7 1938 RECEIVED

LAND REGISTRY ACT.

FORM A.

(Section 124.)

Date April 6th 1938

I, John Graham Rutton, Victoria, B. C., solemnly declare that I am [or Solicitor for or the duly authorized Agent of The Young Men's Christian Association of Victoria, B.C. and that it is] entitled to be registered as the owner in fee-simple of the land hereunder described, and hereby make application under the provisions of the "Land Registry Act" and claim registration accordingly.

The full name, address, and occupation of the person so entitled to be registered as owner is

The Young Men's Christian Association of Victoria, B.C., 1203 Blanshard St., Victoria, B.C.

The fee-simple is registered in Vol. ....., Fol. 109047, of the Register.

DESCRIPTION OF LAND

MUNICIPALITY OR ASSESSMENT DISTRICT	LOT OR SECTION	ADMEASUREMENT OR ACREAGE
	Sections 56 and 57, Goldstream District, the said lands comprising 316 acres more or less	316 1/158

LIST OF INSTRUMENTS

DATE	PARTIES	CHARACTER
Oct. 1/35	L. Glinz and A. Glinz -and- The Young Men's Christian Association of Victoria, B.C.	Deed
	~~Crown Grant No. 8212/658 on file~~	

Do not write outside the side-line. Space reserved for binding.

And I solemnly declare that I have investigated and ascertained the value of the said land, and that the market value thereof at the date of this application, including all buildings and improvements thereon erected, is $2000.00 dollars, and that the title deeds mentioned hereon are all those in my custody, possession, or power, relating to the said land, (in case of a Solicitor or Agent, add) and to the best of my belief there are no other title deeds in the custody, possession, or power of the owner, relating to the same; and I am duly authorised by the above-named owner to make this application, (in the case of an Agent, add) and I reside in the Province of British Columbia, and am of the full age of twenty-one years.

And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath by virtue of the "Canada Evidence Act."

DECLARED before me this 6th day of April, 1938 at Victoria, British Columbia.

(Signature) J. G. Rutton

(Full Post-office address) 904 Bk. of Toronto Bldg, Victoria, B. C.

For mailing notices and documents.

Commissioner in and for British Columbia

IN THE MATTER OF SECTIONS FIFTY-SIX
AND FIFTY-SEVEN, GOLDSTREAM DISTRICT

I, William Thomas Straith, of the City of Victoria, Province of British Columbia, make oath and say as follows:

(1) That on the 30th day of September 1935 I attended upon the execution of a deed of land made between L. Glinz and A. Glinz to The Young Men's Christian Association of Victoria.

(2) That I am well acquainted with the said L. Glinz and A. Glinz and know them to be the same persons as Leonard Glinz and Arnold Glinz, who are mentioned in the Crown Grant No. 8712/658 to the above mentioned property.

SWORN before me at the City of Victoria in the Province of British Columbia this 7th day of April, A. D. 1938

J. J. Ritter

Commissioner for taking Affidavits within British Columbia.

W. T. Straith

Form No. 3. Deed of Land. 1.33. Diggon's Limited, Printers and Stationers, Victoria, B.C.

This Indenture,

Made the 1st day of October in the year of our Lord one thousand nine hundred and thirty-five

In Pursuance of the "Short form of Deeds Act"

Between

L. GLINZ and A. GLINZ of Sooke, Vancouver Island, B. C.

Insert full Name Street Address and Occupation of Grantor and of Grantee.

(hereinafter called the "Grantor")

AND

THE YOUNG MEN'S CHRISTIAN ASSOCIATION of Victoria B.C. a Society duly incorporated under the "Society's Act of British Columbia" and having its Head Office at the corner of Blanshard and View Streets, (hereinafter called the "Grantee") in the City of Victoria, B. C.

Witnesseth that, in consideration of the sum of two thousand ($2000.00) Dollars of the lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged) he, the said Grantor, Doth Grant unto the said Grantee, his heirs and assigns FOREVER:

All and Singular that certain piece or tract of land and premises situate, lying and being in Goldstream District, in the Province of British Columbia, and more particularly known and described as Sections Fifty-six (56) and Fifty-seven (57), Goldstream District, the said lands comprising three hundred sixteen (316) acres, more or less.

NO. 109048
REGISTERED THE 8TH DAY OF April 1938
IN Book BOOK, VOL. — FOLIO — OF
APPLICATIONS RECEIVED THE 7th DAY OF April
1938 AT THE HOUR OF 2.38 p.m.

Together with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed or appurtenant thereto, and the estate, rights, *title, interest,* property, claim and demand of him, the said Grantor, in, to, or upon the said premises.

To have and to hold unto the said Grantee, his heirs and assigns, and for his and their sole and only use forever; subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown.

The said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor and that the said Grantee shall have quiet possession of the said lands free from all encumbrances.

And the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

And the said Grantor Releases to the said Grantee All his Claims upon the said lands.

Wherever the singular or masculine is used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

In Witness Whereof the said parties hereto have hereunder set their hands and seals on the date first above mentioned.

Signed, Sealed and Delivered by L. Glinz IN THE PRESENCE OF

Signature of Witness W. J. Thatt

Street Address 19 Cook St

City or Town Victoria.

Occupation of Witness Barrister

L. Glinz

SIGNED, SEALED and DELIVERED by A. Glinz in the Presence of:-

W. J. Thatt

A. Glinz

FOR MAKER (INCLUDING MARRIED WOMAN)

I Hereby Certify that on the 30th day of September 193 5, at Sooke in the Province of British Columbia, A. Glinz (whose identity has been proved by the evidence on oath of , who is) personally known to me, appeared before me and acknowledged to me that he is the person mentioned in the annexed instrument as the maker thereof, and whose name is subscribed thereto as party , that he knows the contents thereof, and that he executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at Sooke in the Province of British Columbia, this 30th day of September in the year of our Lord one thousand nine hundred and thirty-five

W. J. Thatt

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking Affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA
TO WIT:

I, of the , in the Province of British Columbia, make oath and say;

1. I was personally present and did see the within instrument duly signed and executed by the part thereto, for the purposes named therein.
2. The said instrument was executed at
3. I know the said part , and that of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at
in the Province of British Columbia, this
day of , 193

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking Affidavits within British Columbia.

FOR MAKER

I HEREBY CERTIFY that, on the 30th day of Sept, 1935 109048 at the City of Vancouver, in the Province of British Columbia L. Glinz, who is personally known to me, appeared before me and acknowledged to me that he is the person mentioned in the annexed instrument as the maker thereof, and whose name is subscribed thereto as party, that he knows the contents thereof, and that he executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at the City of Vancouver, in the Province of British Columbia, this 30th day of September, in the year of our Lord one thousand nine hundred and thirty-five.

A Notary Public in and for the Province of British Columbia.

Traced by [illegible]

Compared by [illegible]

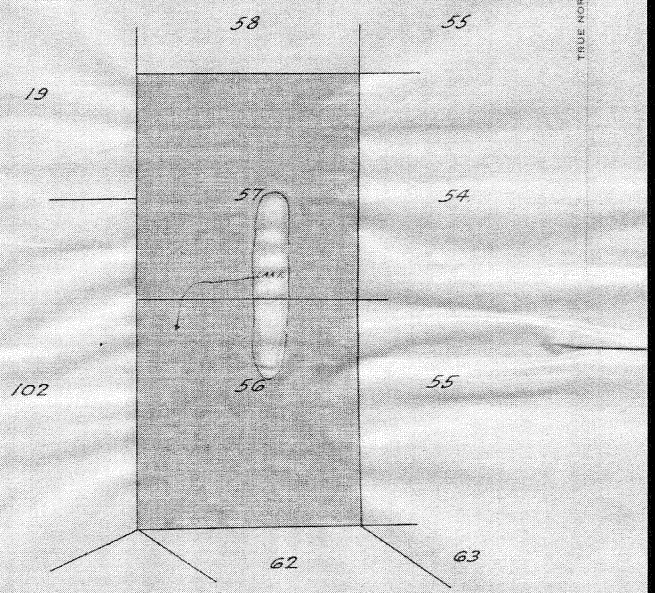
British Columbia.

Crown Grant No. 8712 658

GOLDSTREAM DISTRICT.

Arnold Glinz & Leonard Glinz

Scale, 20 Chains = One Inch.



Lieutenant-Governor.

No. 8712
658

LAND ACT.

Compared.

PROVINCE OF BRITISH COLUMBIA.

Deputy Minister of Lands.

GEORGE VI., by the Grace of God, of Great Britain, Ireland, and the British Dominions beyond the Seas, KING, Defender of the Faith, Emperor of India.

To all to whom these presents shall come, Greeting:

Know ye that We do by these presents, for Us, Our heirs and successors, in consideration of the sum of Seven hundred and ninety Dollars to Us paid, give and grant unto ARNOLD GLINZ and LEONARD GLINZ their heirs and assigns All those Parcels or Lots of Land situate in GOLDSTREAM District, said to contain Three hundred and sixteen acres, more or less, and more particularly described on the Map or Plan hereunto annexed and coloured red, and numbered Sections Fifty-six (56) and Fifty-seven (57) on the Official Plan or Survey of the said GOLDSTREAM District, in the Province of British Columbia, to have and to hold the said Parcel or Lot of Land, and all and singular the premises hereby granted, with their appurtenances, unto the said ARNOLD GLINZ and LEONARD GLINZ their heirs and assigns, for ever:

PROVIDED NEVERTHELESS that it shall at all times be lawful for Us, Our heirs and successors, or for any person or persons acting in that behalf by Our or their authority, to resume any part of the said lands which it may be deemed necessary to resume for making roads, canals, bridges, towing-paths, or other works of public utility or convenience; so, nevertheless, that the lands so to be resumed shall not exceed one-twentieth part of the whole of the lands aforesaid, and that no such resumption shall be made of any lands on which any buildings may have been erected, or which may be in use as gardens or otherwise for the more convenient occupation of any such buildings:

PROVIDED also that it shall at all times be lawful for Us, Our heirs and successors, or for any person or persons acting under Our or their authority, to enter into and upon any part of the said lands, and to raise and to get thereout any minerals, precious or base, including coal, petroleum, and natural gas, which may be thereupon or thereunder situate, and to use and enjoy any and every part of the same land, and of the easements and privileges thereto belonging, for the purpose of such raising and getting, and every other purpose connected therewith, paying in respect of such raising, getting, and use reasonable compensation:

PROVIDED also that it shall be lawful for any person duly authorized in that behalf by Us, Our heirs and successors, to take and occupy such water privileges, and to have and enjoy such rights of carrying water over, through, or under any parts of the hereditaments hereby granted, as may be reasonably required for mining or agricultural purposes in the vicinity of the said hereditaments, paying therefor a reasonable compensation to the aforesaid ARNOLD GLINZ and LEONARD GLINZ their heirs and assigns:

PROVIDED also that it shall be at all times lawful for any person duly authorized in that behalf by us, Our heirs and successors, to take from or upon any part of the hereditaments hereby granted, without compensation, any gravel, sand, stone, lime, timber, or other material which may be required in the construction, maintenance, or repair of any roads, ferries, bridges, or other public works:

PROVIDED also that in the event of any of the lands hereby granted being divided into lots containing one acre or less, one-fourth of all the blocks of lots, or one-fourth of all the lots where the lots are not divided into blocks, to be selected as provided in the "Land Act," shall be reconveyed to Us and Our successors:

PROVIDED also that all highways, within the meaning of the "Highway Act," existing over or through said lands at the date hereof shall be exempted from this grant.

In testimony whereof, We have caused these Our Letters to be made Patent, and the Great Seal of *OUR PROVINCE OF BRITISH COLUMBIA* to be hereunto affixed: *WITNESS,* His Honour ERIC GEORGE HAMBER Lieutenant-Governor of Our said Province, at Our Government House, in Our City of Victoria, this Twenty-eighth day of March, in the year of our Lord one thousand nine hundred and Thirty-eight and in the Second year of Our Reign.

By Command.

Deputy Provincial Secretary.

Land Act, 1918.
500-887-7482

109048

This Certificate of Indefeasible Title is void as against the title of any person adversely in actual possession of and rightly entitled to the hereditaments included in same at the time of the application upon which this Certificate was granted, and who continues in possession, and is subject to—

(a.) The subsisting exceptions or reservations contained in the original grant from the Crown:

(b.) Any Dominion or Provincial tax, rate, or assessment at the date of the application for registration imposed or made a lien or which may thereafter be imposed or made a lien on the land:

(c.) Any municipal charge, rate, or assessment at the date of the application for registration imposed or which may thereafter be imposed on the land, or which had theretofore been imposed for local improvements or otherwise and which was not then due and payable, including any charge, rate, or assessment imposed by any public corporate body having taxing powers over an area in which the land is situate:

(d.) Any lease, or agreement for lease, for a period not exceeding three years, where there is actual occupation under the same:

(e.) Any public highway or right-of-way, watercourse, or right of water, or other public easement:

(f.) Any right of expropriation by Statute:

(g.) Any lis pendens or mechanics' lien, judgment, caveat, or other charge, or any assignment for the benefit of creditors or vesting order or authorized assignment under the "Bankruptcy Act," registered since the date of the application for registration:

(h.) Any condition, exception, reservation, charge, lien, or interest noted or endorsed hereon:

(i.) The right of any person to show that the whole or any portion of the land is by wrong description of boundaries or parcels improperly included in this certificate:

(j.) The right of any person to show fraud, wherein the registered owner or wherein the person from or through whom the registered owner derived his right or title otherwise than bona *fide* for value has participated in any degree.

From Certificate No. 109047-1

No. 109048-1

THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA

Certificate of Indefeasible Title

Date of Application for registration, the Seventh day of April at 2.30 p.m., 1938

Register, Vol. 423

This is to certify that THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF VICTORIA, BRITISH COLUMBIA, incorporated under the "Societies Act,"

is absolutely and indefeasibly entitled in fee-simple, subject to such charges, liens, and interests as are notified by endorsement hereon, and subject to the conditions, exceptions, and reservations set out hereon, to those *piece*s *of land situate in the* Victoria Assessment District *and Province of British Columbia, and more particularly known and described as:—* sections fifty-six (56) and fifty-seven (57), GOLDSTREAM DISTRICT, containing in all three hundred and sixteen (316) acres more or less.

THE FOLLOWING PIECES OF LAND HAVE BEEN TRANSFERRED:

Land.	Cert. No.
All	157709 E

Land Registry Office
Victoria, B.C.
7/6/56

In witness whereof I have hereunto set my hand and seal of office at Victoria, *British Columbia, this* 30th *day of* April *19*38.

[GVRR.]

Registrar.

AD/

Abbreviations:
M. – Mortgage in fee.
R.P. – Right to purchase.
S.R.P. – Sub-right to purchase.
L.P. – Lis pendens.
L. – Lease.
R.C. – Restrictive Covenant.

For Other Abbreviations fill in here:

Charges, Liens, and Interests.

LAND.	Nature of Charge.	No.	Date of Application.	Time.	OWNER OF CHARGE.	Value or Amount.	PARTICULARS, TERM, RATE, ETC.	Releases. No.	Releases. Date.	Registrar's Signature to Releases.
All	M	89633	7.4.38	2.40 p.m.	William Auckland	$2000	at 7%. Dated 1.10.35 from The Young Men's Christian Association of Victoria, B.C.	(40824)		

TITLE SEARCH PRINT

2014-08-15, 13:02:11

Requestor: Rob Breathet
Folio/File Reference: 214094/001

Title Issued Under	SECTION 172 LAND TITLE ACT
Land Title District	VICTORIA
Land Title Office	VICTORIA
Title Number	257709I
From Title Number	109048I
Application Received	1956-06-05
Application Entered	1956-06-07
Title Cancelled	2005-05-02
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	THE CAMP THUNDERBIRD SOCIETY 1203 BLANSHARD STREET VICTORIA, BC
Taxation Authority	DISTRICT OF METCHOSIN
Description of Land	
Parcel Identifier:	001-680-811
Legal Description:	
SECTION 56, GOLDSTREAM DISTRICT	
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	ISSUED 1988-03-07
To:	KEN CURREY BY HAND
Application Number:	EB19092
Surrendered:	2005-03-30
Transfers	
Registration Date:	2005-05-02
Description:	ALL EX45105
Corrections	

TITLE SEARCH PRINT 2014-08-15, 12:35:12

Requestor: Rob Breathet
Folio/File Reference: 214094/001

Title Issued Under	SECTION 172 LAND TITLE ACT SECTION 188 LAND TITLE ACT
Land Title District	VICTORIA
Land Title Office	VICTORIA
Title Number	P42898
From Title Number	257709I
Application Received	1985-05-24
Application Entered	1985-05-27
Title Cancelled	2005-05-03

Registered Owner in Fee Simple

Registered Owner/Mailing Address:	THE CAMP THUNDERBIRD SOCIETY 1203 BLANSHARD STREET VICTORIA, BC
Taxation Authority	DISTRICT OF METCHOSIN

Description of Land

Parcel Identifier: 001-680-838
Legal Description:
SECTION 57, GOLDSTREAM DISTRICT

Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	ISSUED 1988-03-07
To:	KEN CURREY BY HAND
Application Number:	EB19087
Surrendered:	2005-03-30

Transfers

Registration Date:	2005-05-03
Description:	ALL EX45104

TITLE SEARCH PRINT 2014-08-15, 13:01:41

Requestor: Rob Breathet

Folio/File Reference: 214094/001

Land Title District	VICTORIA
Land Title Office	VICTORIA
Title Number	EX45105
From Title Number	257709I
Application Received	2005-04-26
Application Entered	2005-05-02
Title Cancelled	2008-08-14

Registered Owner in Fee Simple

Registered Owner/Mailing Address: THE CAMP THUNDERBIRD SOCIETY
880 COURTNEY STREET
VICTORIA, BC
V8W 1C4

Taxation Authority DISTRICT OF METCHOSIN

Description of Land

Parcel Identifier: 001-680-811

Legal Description:

SECTION 56, GOLDSTREAM DISTRICT

Legal Notations NONE

Charges, Liens and Interests NONE

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers

Registration Date: 2008-08-14

Description: ALL FB200773

Corrections NONE

TITLE SEARCH PRINT 2014-08-15, 12:33:31

Requestor: Rob Breathet
Folio/File Reference: 214094/001

Land Title District	VICTORIA
Land Title Office	VICTORIA
Title Number	EX45104
From Title Number	P42898
Application Received	2005-04-26
Application Entered	2005-05-03
Title Cancelled	2008-08-14

Registered Owner in Fee Simple

Registered Owner/Mailing Address: THE CAMP THUNDERBIRD SOCIETY
880 COURTNEY STREET
VICTORIA, BC
V8W 1C4

Taxation Authority DISTRICT OF METCHOSIN

Description of Land

Parcel Identifier: 001-680-838
Legal Description:
SECTION 57, GOLDSTREAM DISTRICT

Legal Notations NONE

Charges, Liens and Interests NONE

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers

Registration Date: 2008-08-14
Description: ALL FB200774

Corrections NONE

TITLE SEARCH PRINT 2014-08-14, 15:58:22

Requestor: Belinda Tang

Folio/File Reference: 214094/001

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	VICTORIA
Land Title Office	VICTORIA
Title Number	FB200773
From Title Number	EX45105
Application Received	2008-08-08
Application Entered	2008-08-14
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	YMCA-YWCA OF GREATER VICTORIA, S6088 851 BROUGHTON STREET VICTORIA, BC V8W 1E5
Taxation Authority	DISTRICT OF METCHOSIN
Description of Land	
Parcel Identifier:	001-680-811
Legal Description:	
SECTION 56, GOLDSTREAM DISTRICT	
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT 2014-08-14, 15:58:48

Requestor: Belinda Tang

Folio/File Reference: 214094/001

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	VICTORIA
Land Title Office	VICTORIA
Title Number	FB200774
From Title Number	EX45104
Application Received	2008-08-08
Application Entered	2008-08-14

Registered Owner in Fee Simple

Registered Owner/Mailing Address: YMCA-YWCA OF GREATER VICTORIA
851 BROUGHTON STREET
VICTORIA, BC
V8W 1E5

Taxation Authority	DISTRICT OF METCHOSIN

Description of Land

Parcel Identifier: 001-680-838

Legal Description:

SECTION 57, GOLDSTREAM DISTRICT

Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE